

**City of West St. Paul
City Council Meeting Minutes
January 8, 2018 at 6:30 p.m.**

1. Call to Order

Mayor Halverson called the meeting to order at 6:30 p.m.

2. Roll Call

Present: Mayor Jenny Halverson
Councilmembers John Bellows, Anthony Fernandez, Ed Iago,
Dave Napier, Bob Pace and Dick Vitelli.

Absent: None

Others Present: City Manager Ryan Schroeder
Police Chief Manila Shaver
Fire Chief Mike Pott
City Attorney Korine Lane
Community Development Director Jim Hartshorn
Assistant Community Development Director Ben Boike
Assistant City Manager Sherrie Le
Finance Director Char Stark
City Clerk Shirley Buecksler

3. Pledge of Allegiance

4. Adopt the Agenda

Motion was made by Councilmember Vitelli and seconded by Councilmember Fernandez to approve the agenda with the following amendments:

- Discuss Item 9B
- Discuss Item 9L
- Pull Item M – December 8, 2017 Special OCWS Minutes

All members present voted aye. Motion carried.

5. OCWS Briefing

Mayor Halverson explained that the City Council held a Work Session prior to the regular meeting to discuss the following:

- Temporary Shelter Program
- Wentworth Avenue Project Update

6. Citizen Comments

Diane Kortus, 476 Emerson Avenue West, addressed the City Council regarding a compliance letter she received in regards to a shelter they have on their property for their vehicle.

Gary Langula, 908 Livingston, said his wife recently passed away. He wanted to give his heartfelt thanks to the South Metro Fire Department Paramedics and the West St. Paul Police Officers for the assistance they provided for his wife. The Council expressed their condolences to Mr. Langula for the loss of his wife.

7. Council Comments

Councilmember Vitelli said 2017 was a very progressive year for the city and that 2018 will prove to be even more exciting.

Councilmember Iago talked about the contributions that the South Robert Street Business Association provided back to the community. He said that approximately \$216,000 was donated to organizations in the West St. Paul area.

Councilmember Napier thanked those businesses that allow charitable gambling in their establishments and which have partnered with the South Robert Street Businesses Association. He also said 2018 is going to be an exciting year in West St. Paul with grand openings for new businesses.

Councilmember Fernandez thanked Chief Shaver for the Police Department's involvement in the Social Innovative Lab at Henry Sibley High School in December.

8. Proclamations, Presentations and Recognitions

A. 2017 Annual Report and Highlights

Schroeder said the 2017 annual report and highlights is a compendium of City Council policy items and accomplishments on the operational level.

B. Donations to the City

City Council recognized and thanked Ms. Dolores Wiggin for her monthly donation of \$50 toward First Responder wellness, training and education, the South Robert Street Business Association for their donation of \$1,500 towards the Heroes and Helpers Program, and the American Veterans Post 1 (Dunham's Bar) for their donation of \$1,000 towards the Heroes and Helpers Program.

Motion was made by Councilmember Iago and seconded by Councilmember Bellows to accept these donations and adopt Resolution No. 18-01.

All members present voted aye. Motion carried.

9. Consent Agenda

- A. 2018 Budget Calendar
- B. 2018 CIP Amendment
- C. 2018 Designation of Depositories, Resolution No. 18-02
- D. 2018 Designation of Fiscal Consultant
- E. 2018 Designation of Mayor Pro Tem
- F. 2018 Designation of Official Newspaper
- G. Approve Corrections to 2018 General Services Pay Rates, Resolution No. 18-03 and Resolution No. 18-04
- H. Approve MnDOT Agreement for Federal Aid Delegation to City, Resolution No. 18-05
- I. Approve No Parking Along Bernard Street, Resolution No. 18-06
- J. Council Report – Rental Licensing
- K. October and November Financial Reports
- L. Permanent Rules of the City Council and Code of Ethics
- M. Previous Meeting Minutes – pulled 12/08/2017 Special OCWS Minutes

Motion was made by Councilmember Bellows and seconded by Councilmember Iago to pull the December 8, 2017 Special OCWS Minutes from Item M and adopt the consent agenda as amended.

All members present voted aye. Motion carried.

10. Public Hearing

- A. Application for a Conditional Use Permit to allow Minor Auto Repair (Car Audio Installation) in a B3 District at 1166 Robert Street – Francisco Solures**

Motion was made by Councilmember Vitelli and seconded by Councilmember Napier to CONTINUE this application to the January 22, 2018 City Council meeting.

All members present voted aye. Motion carried.

- B. Multiple Applications for the Development of a New Outlot at 1660 Robert Street (in Front of Hobby Lobby), Including Planned Development, Site Plan, Conditional Use Permit, and Plat all for the Construction of a New Two-Tenant Restaurant/Retail Building – Pebb St. Paul, LLC**

Hartshorn provided an overview of the application and plans for development at 1660 Robert Street. Eric Hochman spoke on behalf of Pebb St. Paul, LLC.

Mayor Halverson opened the Public Hearing at 7:14 p.m. No one wished to speak. Mayor Halverson closed the Public Hearing at 7:14 p.m.

Motion was made by Councilmember Iago and seconded by Councilmember Bellows to approve the first reading of the rezoning of the property from B4, Shopping Center District, to Planned Development with B4, Shopping Center District, underlying zoning subject to the conditions provided.

All members present voted aye. Motion carried.

Motion was made by Councilmember Pace and seconded by Councilmember Fernandez to adopt Resolution No. 18-07 Approving a Site Plan for the Development of a New Outlot in a B4 District at 1660 Robert Street, Pebb St. Paul, LLC, subject to the conditions provided.

All members present voted aye. Motion carried.

Motion was made by Councilmember Vitelli and seconded by Councilmember Fernandez to adopt Resolution No. 18-08 Approving a Conditional use Permit to Allow a Drive-Through Lane in a B4 District at 1660 Robert Street (Proposed Outlot), Pebb St. Paul, LLC, subject to the conditions provided.

All members present voted aye. Motion carried.

Motion was made by Councilmember Bellows and seconded by Councilmember Vitelli to adopt Resolution 18-09 Approving a Conditional Use Permit to Allow Outdoor Seating in a B4 District at 1660 Robert Street (Proposed Outlot), Pebb St. Paul, LLC, subject to the conditions provided.

All members present voted aye. Motion carried.

Motion was made by Councilmember Bellows and seconded by Councilmember Napier to adopt Resolution No. 18-10 Approving the Final Plat for 1660 Robert Street, Pebb St. Paul, LLC, subject to the conditions provided.

All members present voted aye. Motion carried.

C. Multiple Applications for the Redevelopment of 68 Moreland Avenue East, Including Planned Development, Site Plan, and Conditional Use Permit all for the Construction of a New Climate Controlled Indoor Storage Facility – Timothy Jordan

On behalf of Applicant Lawrence Koland, Timothy Jordan of CNH Architects requested multiple applications for the redevelopment of 68 Moreland Avenue East, previously the Signal Car Wash. In attendance were Applicant Lawrence Koland, Tim Jordan of CNH Architects and Russel Langer of Langer Construction.

Mayor Halverson opened the Public Hearing at 7:40 p.m.

The following people spoke during the Public Hearing:

- Michael Orange, 1211 Bidwell Street
- Kirsten Howe, 1346 Ottawa Avenue
- Vince Hyman, 1389 Christensen Avenue

Motion was made by Councilmember Vitelli and seconded by Councilmember Bellows to adopt Resolution No. 18-11 Approving a Conditional use Permit to Allow Climate Controlled Storage in a B3 District at 68 Moreland Avenue, subject to conditions provided.

All members present voted aye. Motion carried.

Motion was made by Councilmember Bellows and seconded by Councilmember Iago to adopt Resolution No. 18-12 Approving the Site Plan for 68 Moreland Avenue, subject to conditions provided.

All members present voted aye. Motion carried.

Motion was made by Councilmember Fernandez and seconded by Councilmember Vitelli to adopt Resolution No. 18-13 Approving a Conditional Use Permit to Allow a Building Above 35 Feet in Height in a B3 District at 68 Moreland Avenue, subject to the conditions provided.

All members present voted aye. Motion carried.

11. New Business

A. First Reading – Drainage & Utility Easement Vacation at 68 Moreland Avenue East

Motion was made by Councilmember Vitelli and seconded by Councilmember Pace to approve the first reading of a Drainage and Utility Easement Vacation at 68 Moreland Avenue East.

All members present voted aye. Motion carried.

12. Old Business

A. Council Report – List of Claims

Motion was made by Councilmember Bellows and seconded by Councilmember Pace to approve the Council Report – List of Claims.

All members present voted aye. Motion carried.

B. Provisional Rental License Review – 212/232 Thompson Avenue and 1266 Gorman Avenue

City Attorney Land provided an overview of the provisional Rental Licenses for 212 Thompson Avenue, 232 Thompson Avenue and 1266 Gorman Avenue. City Attorney Land recommended approving all three Rental Licenses with the mitigation plan.

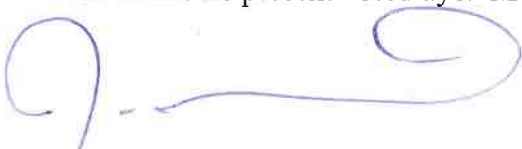
Motion was made by Councilmember Napier and seconded by Councilmember Fernandez to accept the mitigation plan documents and continue the provisional license, as recommended.

All members present voted aye. Motion carried.

13. Adjourn

Motion was made by Councilmember Vitelli and seconded by Councilmember Iago to adjourn the meeting at 8:16 p.m.

All members present voted aye. Motion carried.



Jenny Halverson
Mayor
City of West St. Paul

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-01

RESOLUTION ACCEPTING DONATIONS TO THE CITY

WHEREAS, the below listed individuals/organizations have donated funds to the City;

WHEREAS, the donors may have indicated a particular use for their funds;

WHEREAS, the Mayor and City Council acknowledges these individuals'/organizations' generosity and extends their appreciation to them for their consideration and generous donations;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council accepts these donations on behalf of the City of West St. Paul and authorizes City staff to expend these funds in the manner described therein.

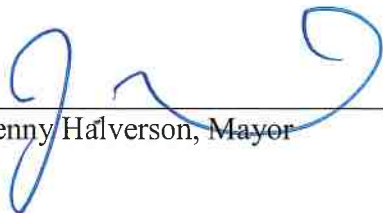
Ms. Dolores Wiggin - \$50 towards first responder wellness, training and education;

Robert Street Business Association - \$1,500 towards the Heroes and Helpers program.

American Veterans Post 1 (Dunham's Bar) - \$1,000 towards the Heroes and Helpers program.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6 Nays: 0



Jenny Halverson, Mayor

Attest:


Shirley R. Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-02

**RESOLUTION DESIGNATING OFFICIAL DEPOSITORIES FOR THE
CITY OF WEST ST. PAUL, MINNESOTA**

WHEREAS, Minnesota Statute 427.02 grants the City Council the authority to name official depositories for City Funds.

NOW, THEREFORE, BE IT RESOLVED, that the following organizations are hereby designated as official depositories for the City of West St. Paul funds for the year of 2018:

Anchor Bank of West St. Paul
4M Fund Approved Institutions (per Resolution 86-76)
Wells Fargo Advisors, LLC
U.S. Bank, N.A. – All Branches and Subsidiaries
Oppenheimer & Co. Inc.
UBS Financial

AND, BE IT FURTHER RESOLVED, that the maximum deposit at any of the above named institutions shall be fifty-percent (50%) of the total funds available to the City at the time the deposit is made.


Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January, 2018.

Ayes: 6 Nays: 0

Attest:



Jenny Halverson, Mayor



Shirley R. Buecksler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-03

RESOLUTION AMENDING THE GENERAL SERVICE HOURLY EMPLOYEE PAY PLAN

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul, Minnesota:

Effective 1-1-2018, the General Services Hourly Employees Pay Plan will be revised to correct 2018 wages:

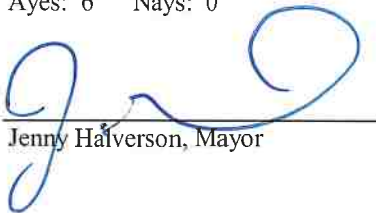
	1/1/2017		1/1/2018	
	Minimum	Maximum	Minimum	Maximum
Accounting Clerk	\$21.91	\$27.38	\$22.66	\$28.32
Accountant	\$24.63	\$30.79	\$25.31	\$31.64
Accounting Technician	\$22.91	\$28.63	\$23.79	\$29.73
Administrative Specialist	\$21.02	\$26.28	\$21.88	\$27.61
Ice Arena Assistant	\$13.94	\$17.43	\$14.39	\$18.42
Building Inspector	\$28.53	\$35.67	\$29.31	\$36.68
Building Maintenance Technician	\$22.90	\$28.63	\$29.42	\$29.07
Building Permit Clerk	\$21.02	\$26.28	\$21.60	\$27.00
Building Permit Technician	\$21.84	\$27.30	\$22.44	\$27.68
City Clerk	\$29.86	\$37.33	\$30.68	\$38.36
Civil Engineer	\$31.40	\$39.25	\$30.87	\$39.00
Code Enforcement Officer	\$21.54	\$26.92	\$23.99	\$30.53
Community Service Officer	\$18.66	\$23.32	\$18.62	\$23.41
Crime Prevention Specialist	\$25.65	\$32.06	\$24.55	\$32.94
Engineering Technician III	\$29.15	\$36.43	\$28.60	\$36.76
Community Development Coordinator II			\$28.88	\$36.10
Community Development Coordinator	\$26.76	\$33.46	\$27.50	\$34.38
Rental Housing Inspector	\$25.50	\$31.87	\$25.67	\$32.66
Human Resource Specialist	\$25.93	\$32.41	\$26.65	\$32.53
I & I Inspector	\$24.60	\$30.75	\$25.67	\$32.66
Ice Arena/Pool Maintenance Supervisor	\$24.05	\$30.06	\$23.84	\$31.11
Investigative Assistant	\$24.37	\$30.47	\$24.00	\$31.45
IT Analyst I	\$23.12	\$28.90	\$23.76	\$29.69
IT Analyst II	\$28.90	\$36.13	\$29.70	\$37.12
Lead Secretary/Licensing Specialist	\$21.84	\$27.30	\$22.90	\$28.57
Marketing and Communications Manager	\$31.42	\$39.28	\$33.04	\$40.58
Office Assistant	\$17.88	\$22.34	\$18.15	\$22.79
Payroll Technician	\$23.39	\$29.24	\$24.04	\$30.04
Police Data Specialist	\$21.02	\$26.28	\$21.60	\$27.00
Receptionist/Office Assistant	\$18.26	\$22.83	\$18.15	\$22.79
Recreation Programmer	\$25.39	\$31.73	\$23.42	\$30.70
Recycling Coordinator	\$16.00	\$20.00	\$16.44	\$20.55
Volunteer Engagement Manager	\$18.40	\$23.00	\$20.55	\$25.69

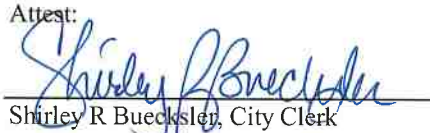
The City Manager may hire employees at any rate between the minimum and maximum pay stated for the job classification based on relevant factors. The City Manager will determine the pay for each employee based on the employee's performance in the job and on the basis of other job relevant factors.

Upon successful completion of the one-year probationary period, an employee is eligible for up to a 5% pay increase. The employee is eligible for up to a 5% wage step once per year on their anniversary date until they reach the maximum pay for their job class. Employees who are promoted from one City position to another will normally receive a pay increase at the time of promotion and will be eligible for future increases at one year intervals until they reach the maximum pay for their job class. Step increases are contingent upon a successful performance review and the recommendation of the employee's supervisor, department head and approval by the City Manager.

Adopted by the City Council of the City of West St. Paul, Minnesota, on the 8th day of January.

Ayes: 6 Nays: 0


Jenny Halverson, Mayor

Attest:

Shirley R Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-04

**RESOLUTION AMENDING THE GENERAL SERVICE SALARIED EMPLOYEE PAY PLAN
TO ADD 2018 SALARY RANGES**

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul,
Minnesota:

Effective January 1, 2018, the General Services Salaried Employees Pay Plan will be as follows:

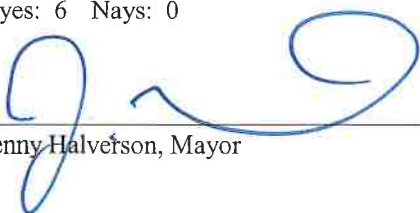
Biweekly	1/1/2017		1/1/2018	
	Minimum	Maximum	Minimum	Maximum
Assistant CDD/City Planner	\$3,054.32	\$3,817.90	\$3,359.48	\$4,011.18
Assistant City Manager/HR Director	\$3,628.10	\$4,535.13	\$3,964.29	\$4,607.00
Assistant Park and PW Supt	\$2,574.73	\$3,218.41	\$2,700.27	\$3,316.77
Assistant Park and Recreation Director	\$2,967.91	\$3,709.89	\$2,990.76	\$3,751.61
Building Official	\$3,013.08	\$3,766.35	\$3,123.60	\$3,869.15
City Manager	\$4,635.07	\$5,793.84	\$5,178.60	\$5,855.93
Community Development Director	\$3,666.34	\$4,582.92	\$3,863.40	\$4,612.86
Finance Director	\$3,681.99	\$4,602.49	\$4,027.80	\$4,835.00
Information Technology Manager	\$3,039.18	\$3,798.97	\$3,268.44	\$4,063.07
Parks and Public Works Director	\$3,791.28	\$4,739.09	\$4,027.80	\$4,866.24
Parks and PW Superintendent	\$3,045.23	\$3,806.54	\$3,370.00	\$3,916.83
Police Chief	\$3,787.42	\$4,734.28	\$4,274.40	\$4,922.96
Police Lieutenant	\$3,318.56	\$4,148.20	\$3,863.40	\$4,343.17
Project Engineer	\$2,623.00	\$3,303.81	\$2,716.71	\$3,431.85

The City Manager may hire employees at any rate between the minimum and maximum pay stated for the job classification based on relevant factors. The City Manager will determine the pay for each employee based on the employee's performance in the job and on the basis of other job relevant factors.

Upon successful completion of the one-year probationary period, an employee is eligible for up to a 5% pay increase. The employee is eligible for up to a 5% wage step once per year on their anniversary date until they reach the maximum pay for their job class. Employees who are promoted from one City position to another will normally receive a pay increase at the time of promotion and will be eligible for future increases at one year intervals until they reach the maximum pay for their job class. Step increases are contingent upon a successful performance review and the recommendation of the employee's supervisor, department head and approval by the City Manager.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6 Nays: 0


Jenny Halverson, Mayor

Attest:

Shirley R Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-05

**RESOLUTION APPROVING STATE AGENCY AGREEMENT
WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION
FOR FEDERAL PARTICIPATION IN HIGHWAY CONSTRUCTION**

WHEREAS, pursuant to Minnesota Statute Section 161.36, the Commissioner of the Minnesota Department of Transportation may be appointed to act as agent of the City of West St. Paul ("City") to accept federal aid funds for eligible transportation related projects; and

WHEREAS, the City desires to have the Commissioner act in such capacity on certain projects.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul City Council that the Commissioner of the Minnesota Department of Transportation is hereby appointed as the agent of the City to accept its federal aid funds which are made available for certain eligible transportation related projects; and that the Mayor and City Manager are hereby authorized for and on behalf of the City to execute and enter into an agreement with the Commission of the Minnesota Department of Transportation prescribing the terms and conditions of said federal aid participation as set forth and contained in the "Minnesota Department of Transportation Agency Agreement No. 1030105," a copy of which was before the City Council and which is made a part hereof by reference.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6 Nays: 0



Jenny Halverson, Mayor

Attest:



Shirley R. Buecksler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-06

**RESOLUTION ESTABLISHING A NO ON-STREET PARKING ZONE
ALONG BERNARD STREET**

WHEREAS, Bernard Street is a West St. Paul State Aid roadway between Dodd Road and Oakdale Avenue; and

WHEREAS, the Minnesota Department of Transportation requires State Aid roads to be constructed according to State Aid standards; and

WHEREAS, the width of Bernard Street does not meet State Aid standards to allow parking on both sides of the street; and

WHEREAS, vehicles are currently not allowed to park along the following sections of Bernard Street:


- North side between Dodd Road and Stryker Avenue
- North side between Livingston Avenue and Robert Street
- South side between Stryker Avenue and Robert Street
- South side from 90 feet east of Robert Street to Oakdale Avenue

NOW, THEREFORE, BE IT RESOLVED by the City Council that no on-street parking be allowed along the following sections of Bernard Street:


- North side between Dodd Road and Stryker Avenue
- North side between Livingston Avenue and Robert Street
- South side between Stryker Avenue and Robert Street
- South side from 90 feet east of Robert Street to Oakdale Avenue

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6 Nays: 0



Jenny Halverson, Mayor

Attest:


Shirley R Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-07

**A RESOLUTION APPROVING A SITE PLAN
FOR THE DEVELOPMENT OF A NEW OUTLOT
IN A B4 DISTRICT AT 1660 ROBERT ST.
PEBB ST. PAUL, LLC**

WHEREAS, a Site Plan application has been submitted to the City for properties legally described as:

CURRENT:

LOT 1, BLOCK 1 & N 10 FT OF LOT 3, BLOCK 1 SUBJ TO EASEMENT, KRAFT
5TH ADDITION

PROPOSED PLAT:

LOT 1, BLOCK 1, KRAFT SIXTH ADDITION

WHEREAS, a public hearing concerning the Site Plan was held before the West St. Paul Planning Commission on December 19, 2017; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Site Plan.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the West St. Paul that the Site Plan for the proposed outlot building at 1660 Robert Street requested by Pebb St. Paul, LLC is hereby approved subject to the following conditions:

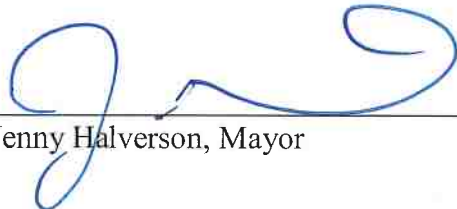
1. Council approval of the corresponding Planned Development Amendment, Conditional Use Permit, and Plat applications.
2. The applicant shall apply for all applicable building and sign permits.
3. Upon application of a building permit, the applicant shall revise the site plan as follows:
 - a. Add proof of parking behind the big box building.
 - b. Add a sidewalk connection from the public sidewalk on Robert St. to the sidewalk adjacent to the north side of the proposed building. Said connection shall include a crosswalk through the drive-through lane with signage.
 - c. Add a small bike rack adjacent the proposed building.
 - d. The applicant shall work with Staff in providing pedestrian connections from adjacent uses to the proposed outlot.
4. Upon application of a building permit, the applicant shall revise the architectural plans as follows:


- a. Add storefront windows to the south elevation, specifically between the proposed storefront windows and the pick-up window.
- b. Include elevations for the proposed trash enclosure. The trash enclosure shall meet the requirements of Section 153.032(F)(6).
5. All rooftop mechanicals shall be property screened according to Section 153.032(F)(5).
6. The applicant shall record parking and access easements on the Hobby Lobby property (Lot 2) on behalf of the new outlot (Lot 1).
7. The Site Plan/Landscape Plan shall be revised according to the recommendations of the Environmental Committee per the attached memo dated December 12, 2017. In addition, upon application of a building permit, the applicant shall submit an irrigation plan. All landscaped areas are required to be irrigated.
8. The applicant shall adhere to the recommendations of the City Civil Engineer per the attached memo dated December 12, 2017.
9. The applicant shall adhere to the recommendations provided by MnDOT per the attached letter dated December 13, 2017.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January, 2018.

Ayes: 6 Nays: 0

Attest:



Jenny Halverson, Mayor

Shirley R. Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-08

**A RESOLUTION APPROVING A CONDITIONAL
USE PERMIT TO ALLOW A DRIVE-THROUGH LANE
IN A B4 DISTRICT AT 1660 ROBERT ST. (PROPOSED OUTLOT)
PEBB ST. PAUL, LLC**

WHEREAS, a Conditional Use Permit application has been submitted to the City for properties legally described as:

CURRENT:

LOT 1, BLOCK 1 & N 10 FT OF LOT 3, BLOCK 1 SUBJ TO EASEMENT, KRAFT 5TH ADDITION

PROPOSED PLAT:

LOT 1, BLOCK 1, KRAFT SIXTH ADDITION

WHEREAS, a public hearing concerning the Conditional Use Permit was held before the West St. Paul Planning Commission on December 19, 2017; and


WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West St. Paul that the Conditional Use Permit for the proposed outlot building at 1660 Robert Street requested by Pebb St. Paul, LLC is hereby approved subject to the following condition:

1. Council approval of the corresponding Rezoning, Site Plan, and Plat applications.


Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January, 2018.

Ayes: 6 Nays: 0



Jenny Halverson, Mayor

Attest:



Shirley R. Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-09

**A RESOLUTION APPROVING A CONDITIONAL
USE PERMIT TO ALLOW OUTDOOR SEATING
IN A B4 DISTRICT AT 1660 ROBERT ST. (PROPOSED OUTLOT)
PEBB ST. PAUL, LLC**

WHEREAS, a Conditional Use Permit application has been submitted to the City for properties legally described as:

CURRENT:

LOT 1, BLOCK 1 & N 10 FT OF LOT 3, BLOCK 1 SUBJ TO EASEMENT, KRAFT 5TH ADDITION

PROPOSED PLAT:

LOT 1, BLOCK 1, KRAFT SIXTH ADDITION

WHEREAS, a public hearing concerning the Conditional Use Permit was held before the West St. Paul Planning Commission on December 19, 2017; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Conditional Use Permit.

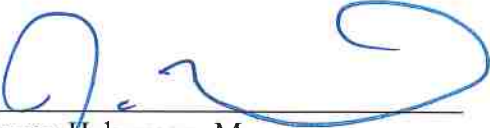
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul that the Conditional Use Permit for the proposed outlot building at 1660 Robert Street requested by Pebb St. Paul, LLC is hereby approved, subject to the following conditions:

1. Council approval of the corresponding Rezoning, Site Plan, and Plat applications.
2. All outdoor seating furniture and fencing shall consist of maintenance free materials as approved by the City Planner.

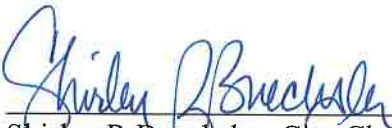
Passed by the City Council of the City of West St. Paul this 8th day of January, 2018.

Ayes: 6 Nays: 0

Attest:



Jenny Halverson, Mayor



Shirley R. Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-10

**A RESOLUTION APPROVING THE
FINAL PLAT FOR 1660 ROBERT STREET
PEBB ST. PAUL, LLC**

WHEREAS, a Final Plat application has been submitted to the City for property legally described as:

LOT 1, BLOCK 1 & N 10 FT OF LOT 3, BLOCK 1 SUBJ TO EASEMENT, KRAFT
5TH ADDITION

WHEREAS, a Public Hearing concerning the Final Plat was held before the West St. Paul Planning Commission on December 19, 2017; and

WHEREAS, the proposed Final Plat is in accordance with the Subdivision requirements;
and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Final Plat.

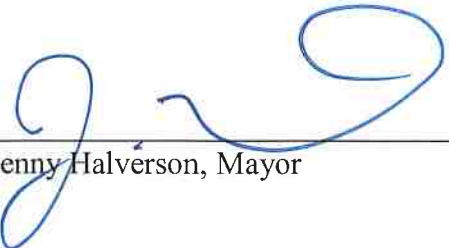
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul that the Final Plat for the property currently addressed as 1660 Robert Street requested by Pebb St. Paul, LLC is hereby approved, subject to the following conditions:

1. Council approval of the corresponding Planned Development Amendment, Site Plan, and Conditional Use Permit applications.
2. The plat shall be recorded at the County within one year and prior to the submittal of a building permit.


Adopted by the City Council of the City of West St. Paul, Minnesota this 8th day of January 2018.

Ayes: 6 Nays: 0

Attest:



Jenny Halverson, Mayor



Shirley R. Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-11

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
TO ALLOW CLIMATE CONTROLLED STORAGE
IN A B3 DISTRICT AT 68 MORELAND AVENUE**

WHEREAS, a Conditional Use Permit application has been submitted to the City for property legally described as:

LOT 1, BLK 1, MORELAND COMMERCIAL CENTER

WHEREAS, a Public Hearing concerning the Conditional Use Permit was held before the West St. Paul Planning Commission on December 19, 2017; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Conditional Use Permit.

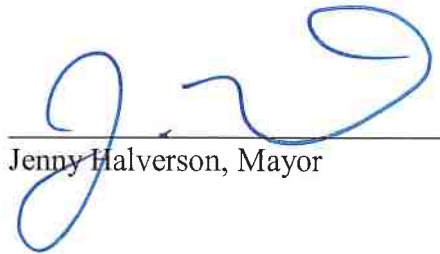
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul that the Conditional Use Permit for 68 Moreland Avenue requested by Timothy Jordan or CNH Architects is hereby approved, subject to the following conditions:

1. Council approval of the corresponding rezoning from B3 to a Planned Development and Site Plan applications.


Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6 Nays: 0

Attest:



Jenny Halverson, Mayor



Shirley R. Buecksler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-12

**A RESOLUTION APPROVING THE SITE PLAN
FOR 68 MORELAND AVENUE**

WHEREAS, a Final Site Plan has been submitted to the City for property legally described as:

LOT 1, BLK 1, MORELAND COMMERCIAL CENTER

WHEREAS, a Public Hearing concerning the Site Plan was held before the West St. Paul Planning Commission on December 19, 2017; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Site Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul that the Site Plan for 68 Moreland Avenue, requested by Timothy Jordan of CNH Architects, is hereby approved subject, to the following conditions:

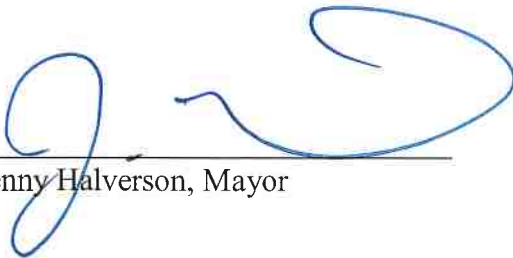
1. Council approval of the corresponding Rezoning from B3 to a Planned Development and Conditional Use Permit applications;
2. The applicant shall apply for all applicable building and sign permits;
3. The applicant must adhere to Section 153.032(F)(5) so that all rooftop mechanicals are adequately screened;
4. Any exterior trash enclosure shall adhere to Section 153.032(F)(6) so that any trash enclosures be located within the correct area and properly screened;
5. No staff parking shall be permitted on-site;
6. The applicant shall inquire about a joint parking agreement with an adjacent property owner
 - i. The applicant must indicate the shared parking availability with signage;
7. The applicant shall obtain an access easement from the neighboring property owner to the east;
8. The applicant shall submit an irrigation plan that provides irrigation to all landscaped areas prior to building permit submittal;
9. The landscape plan shall be revised according to the recommendations of the Environmental Committee;
10. The applicant shall adhere to the conditions listed in the Engineering memo;


11. The applicant shall submit a lighting plan upon the application of a building permit. Said lighting plan shall meet the requirements of Section 153.032 (E)(5) pertaining to lighting levels; and
12. All signage shall adhere to Section 153.430 of the Zoning Ordinance
 - i. The applicant must have clearly signed and designated loading/unloading area(s), indicated by both signage and striping.
13. The applicant shall modify any recorded easements that conflict with the proposed building. If new easements are proposed, said easements shall be reviewed by the City Civil Engineer and recorded at the county prior to application of a building permit.
14. The applicant shall work with City Staff to improve the visual aesthetic of the west elevation.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6 Nays: 0

Attest:



Jenny Halverson, Mayor

Shirley R. Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-13

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
TO ALLOW A BUILDING ABOVE 35 FEET IN HEIGHT
IN A B3 DISTRICT AT 68 MORELAND AVENUE**

WHEREAS, a Conditional Use Permit application has been submitted to the City for property legally described as:

LOT 1, BLK 1, MORELAND COMMERCIAL CENTER

WHEREAS, a Public Hearing concerning the Conditional Use Permit was held before the West St. Paul Planning Commission on December 19, 2017; and

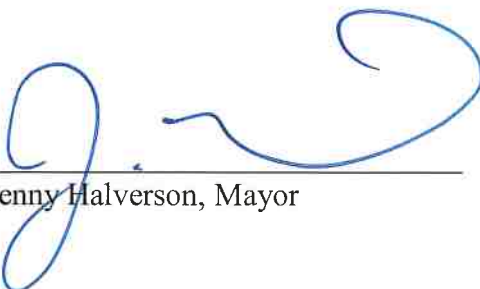
WHEREAS, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul that the Conditional Use Permit for 68 Moreland Avenue requested by Timothy Jordan of CNH Architects is hereby approved, subject to the following conditions:

1. Council approval of the corresponding rezoning from B3 to a Planned Development and Site Plan applications.

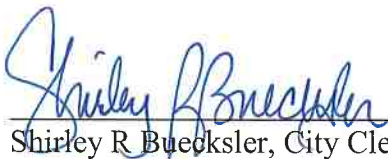
Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6 Nays: 0



Jenny Halverson, Mayor

Attest:



Shirley R. Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-15

**RESOLUTION RENEWING THE RENTAL LICENSE
AT 212 THOMPSON AVENUE, WEST ST. PAUL
AS A PROVISIONAL LICENSE**

WHEREAS, Mailand Properties Limited Partnership is the property owner and Mailand Management Corporation is the Rental License holder (collectively, the “Owner”) of a 30-unit apartment building located at 212 Thompson Avenue, West St. Paul (the “Property”); and

WHEREAS, due to excessive police calls and nuisance activity on or about the Property, as well as serious criminal activity by Owner’s tenants involving controlled substance violations, noise and other nuisance complaints, on September 25, 2017, the Council held a hearing during which the City presented its evidence and the Owner’s representative was given an opportunity to be heard;

WHEREAS, following the testimony and evidence presented, the Council moved to convert the Rental License for the Property to a provisional license; and

WHEREAS, based on the renewal deadline for the Property, on January 8, 2018, the Council held a meeting to discuss the renewal of the Property’s Rental License and the status of provisional license; and

WHEREAS, following the testimony and evidence presented, the Council moved to approve the Rental License for the Property as a provisional license; and

WHEREAS, the Council hereby makes the following Findings of Fact to support its motion on the license:

FINDINGS OF FACT

1. The Council hereby incorporates the memo from City Staff and the supporting documentation into these findings of fact.
2. At the January 8, 2018 meeting, the Owner was given the opportunity to present evidence and testimony for the Owner’s position.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul that the Council adopts the following mitigation plan:

1. The Owner must conduct criminal history background checks on all tenants and any regular occupants through a 3rd-party vendor and articulate the criteria for denying a rental license application.

2. The Owner shall require all tenants and regular occupants to sign the lease and the Crime-Free Lease Addendum.
3. The Owner shall provide 24-hour on-site security staff from a reputable 3rd-party contractor.
4. The Owner shall provide the Police Department with access to any security recordings upon request.
5. The Owner shall issue trespass notices to all individuals who the Owner knows or reasonably should know to be associated with or involved in criminal activities at the Property and provide the a copy of such trespass notice to the Community Development Department and the Police Department.
6. The Owner will replace the entryway vinyl and stairwell carpets and clean all the hallway carpets within 3 months (by April 9, 2018).

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6

Nays: 0



Jenny Halverson, Mayor

Attest:



Shirley R. Bueckler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-16

**RESOLUTION RENEWING THE RENTAL LICENSE
AT 232 THOMPSON AVENUE, WEST ST. PAUL
AS A PROVISIONAL LICENSE**

WHEREAS, Mailand Properties Limited Partnership is the property owner and Mailand Management Corporation is the rental license holder (collectively, the “Owner”) of a 30-unit apartment building located at 232 Thompson Avenue, West St. Paul (the “Property”); and

WHEREAS, due to excessive police calls and nuisance activity on or about the Property, as well as serious criminal activity by Owner’s tenants involving controlled substance violations, noise and other nuisance complaints, on September 25, 2017, the Council held a hearing during which the City presented its evidence and the Owner’s representative was given an opportunity to be heard;

WHEREAS, following the testimony and evidence presented, the Council moved to convert the Rental License for the Property to a provisional license; and

WHEREAS, based on the renewal deadline for the property, on January 8, 2018, the Council held a meeting to discuss the renewal of the Property’s Rental License and the status of provisional license; and

WHEREAS, following the testimony and evidence presented, the Council moved to approve the Rental License for the Property as a provisional license; and

WHEREAS, the Council hereby makes the following Findings of Fact to support its motion on the license:

FINDINGS OF FACT

1. The Council hereby incorporates the memo from City Staff and the supporting documentation into these findings of fact.
2. At the January 8, 2018 meeting, the Owner was given the opportunity to present evidence and testimony for the Owner’s position.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul that the Council adopts the following mitigation plan:

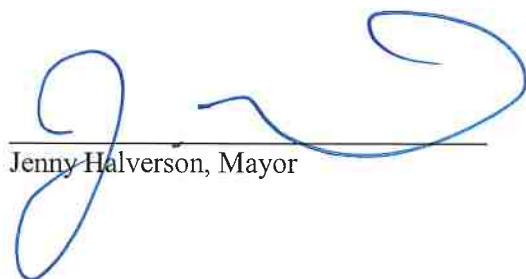
1. The Owner must conduct criminal history background checks on all tenants and any regular occupants through a 3rd-party vendor and articulate the criteria for denying a Rental License application.

2. The Owner shall require all tenants and regular occupants to sign the lease and the Crime-Free Lease Addendum.
3. The Owner shall provide 24-hour on-site security staff from a reputable 3rd-party contractor.
4. The Owner shall provide the Police Department with access to any security recordings upon request.
5. The Owner shall issue trespass notices to all individuals who the Owner knows or reasonably should know to be associated with or involved in criminal activities at the Property and provide the a copy of such trespass notice to the Community Development Department and the Police Department.
6. The Owner shall replace the entryway vinyl and stairwell carpets and clean all the hallway carpets within 3 months (by April 9, 2018).
7. The Owner shall correct all fire code issues by the January 19, 2018 deadline, as per direction of the South Metro Fire Department.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6

Nays: 0



Jenny Halverson, Mayor

Attest:



Shirley R Buecksler, City Clerk

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-17

**RESOLUTION RENEWING THE RENTAL LICENSE
AT 1266 GORMAN AVENUE, WEST ST. PAUL
AS A PROVISIONAL LICENSE**

WHEREAS, Mailand Properties Limited Partnership is the property owner and Mailand Management Corporation is the Rental License holder (collectively, the “Owner”) of a 30-unit apartment building located at 1266 Gorman Avenue, West St. Paul (the “Property”); and

WHEREAS, due to excessive police calls and nuisance activity on or about the Property, as well as serious criminal activity by Owner’s tenants involving controlled substance violations, noise and other nuisance complaints, on September 25, 2017, the Council held a hearing during which the City presented its evidence and the Owner’s representative was given an opportunity to be heard;

WHEREAS, following the testimony and evidence presented, the Council moved to convert the rental license for the Property to a provisional license; and

WHEREAS, based on the renewal deadline for the property, on January 8, 2018, the Council held a meeting to discuss the renewal of the Property’s Rental License and the status of provisional license; and

WHEREAS, following the testimony and evidence presented, the Council moved to approve the rental license for the Property as a provisional license; and

WHEREAS, the Council hereby makes the following Findings of Fact to support its motion on the license:

FINDINGS OF FACT

1. The Council hereby incorporates the memo from City Staff and the supporting documentation into these findings of fact.
2. At the January 8, 2018 meeting, the Owner was given the opportunity to present evidence and testimony for the Owner’s position.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West St. Paul that the Council adopts the following mitigation plan:

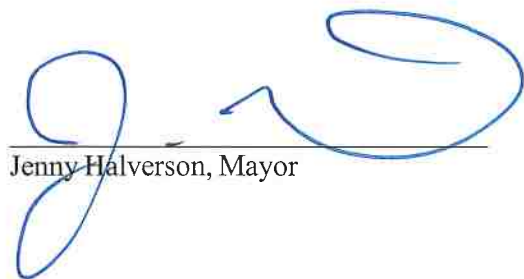
1. The Owner must conduct criminal history background checks on all tenants and any regular occupants through a 3rd-party vendor and articulate the criteria for denying a rental license application.

2. The Owner shall require all tenants and regular occupants to sign the lease and the Crime-Free Lease Addendum.
3. The Owner shall provide 24-hour on-site security staff from a reputable 3rd-party contractor.
4. The Owner shall provide the Police Department with access to any security recordings upon request.
5. The Owner shall issue trespass notices to all individuals who the Owner knows or reasonably should know to be associated with or involved in criminal activities at the Property and provide the a copy of such trespass notice to the Community Development Department and the Police Department.
6. The Owner will replace the entryway vinyl and stairwell carpets and clean all the hallway carpets within 3 months (by April 9, 2018).

Adopted by the City Council of the City of West St. Paul, Minnesota, this 8th day of January 2018.

Ayes: 6

Nays: 0



Jenny Halverson, Mayor

Attest:



Shirley R. Bueckler, City Clerk